

MINUTES

PLANNING BOARD
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

February 16, 2011

Present: Chair Bruce Treiber
 Members Laurie Martone
 Timothy Driscoll
 Nicholas Virgilio

The meeting was called to order at 8:00 pm.

The Board opened the public hearing on the application of Tara Nakutavicius, 9 Preston Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code §107-4 to widen a driveway more than 10% and increase the curb cut width. Premises are designated as Section 21, Block 189, Lot 6 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Jennifer Johansen, 6 Horace Place, Sea Cliff, New York for approval pursuant to Village Code chapter 64 to replace broken fencing with new fencing. Premises are designated as Section 21, Block 118, Lot 1201 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board discussed the Nakutavicius application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Nakutavicius application is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further

environmental review. After further discussion of the Nakutavicius application for site plan approval, on motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board granted the application to maintain the expanded driveway constructed on an emergency basis, subject to the following conditions:

1. Construction and maintenance of all structures and features shall comply with the plans filed in connection with this application,;
2. There shall be no regrading of the property, except as provided in the aforesaid plans;
3. Any storm drainage facilities and sewage disposal facilities deemed necessary by the Superintendent of Buildings shall comply with applicable state, county and village laws and regulations. The drainage system shall comply with all applicable laws and regulations and shall contain all stormwater on-site. Such system must be approved by the Superintendent of Buildings and shall be placed in a location and manner acceptable to the Superintendent of Buildings;
4. All lighting associated with the expanded driveway, if any, shall be placed in a location, and shielded as necessary, so as not to encroach onto adjoining properties or public roadways;
5. The driveway shall incorporate erosion protections on the site to assure that there is no erosion of any materials onto neighboring properties or the public right-of-way;
6. The applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and
7. Within 12 months after the date that this decision is filed with the Village Clerk, the applicant shall obtain all permits, certificates and/or approvals from the building department necessary for the work and shall complete the work approved by this grant.

The Board discussed the Johansen application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the Johansen application is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review. After further discussion of the Johansen application for site

plan approval, on motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board granted the application to replace portions of fencing, subject to the following conditions:

1. The replacement fence shall be placed in the locations indicated in the plan submitted with the application and shall match the type of fencing presently located on the real property.
2. No portion of the proposed replacement fence shall extend into any neighboring property, and a final survey depicting the location of the walls shall be filed with the Village building department for review in accordance with this approval, unless such survey is determined by the building department to be unnecessary.
3. The applicant shall take measures not to harm any healthy trees, bushes or foliage during the construction and maintenance of the fencing; and
4. Within 12 months after the date that this decision is filed with the Village Clerk, the applicant shall obtain all permits, certificates and/or approvals from the building department necessary for the work and shall complete the work approved by this grant.

The Board opened the public hearing on the application of T-Mobile Northeast, LLC, for site plan approval pursuant to section 133-6 of the Village Code, in connection with a proposed wireless communication facility to be located at 400 Glen Cove Avenue (section 21, block 68, lot 32 on the Nassau County Land and Tax Map). Board counsel Brian Stolar recused himself from participation in the application, and Gerard Terry, Esq., special counsel to the Board in connection with the T Mobile application, represented the Board.

There being no further business, the Chair closed the meeting at 9:30 pm.
